

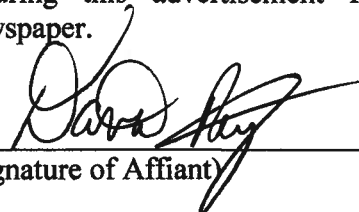
# BRADENTON HERALD

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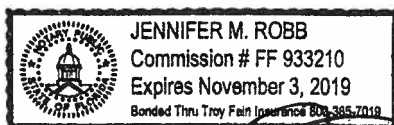
Bradenton Herald  
Published Daily  
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STATE OF FLORIDA  
COUNTY OF MANATEE

Before the undersigned authority personally appeared Dava Reyes, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of **Notice Of Zoning Changes**, was published in said newspaper in the issue(s) of **04/20/2016**. Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

  
(Signature of Affiant)

Sworn to and subscribed before me this  
20 Day of April, 2016



  
SEAL & Notary Public  
Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

## NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Manatee County will conduct a Public Hearing on Thursday, May 5, 2016, at 9:00 a.m., at the Manatee County Government Administrative Center, 1st Floor Chambers, 1112 Manatee Avenue West, Bradenton, Florida, to consider and act upon the following matters:

### **PDMU-15-23(Z)(G) - LAKEWOOD RANCH COMMERCIAL PARK, LLC / LAKEWOOD RANCH BUSINESS PARK - DTS 20150394, MEPS505**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 15-17 as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 111.14 acres of land on the northwest quadrant of 44th Avenue East and Lakewood Ranch Boulevard, (Manatee County), from PDI (Planned Development Industrial) to the PDMU (Planned Development Mixed Use) zoning district; approving a General Development Plan for 33 non-residential mixed use lots; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

### **ORDINANCE 16-16 (f.k.a 15-27) - HERITAGE HARBOUR DRI #24**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Heritage Harbour Development of Regional Impact (Ordinance 14-37); to approve the following changes to the Master Development Plan (Map H) and the Ordinance:

- 1) Add a Land Use Equivalency Matrix (LUEM) applicable only to Parcel 35;
- 2) Add Multi-family, Commercial and Assisted Living Facility (ALF) as potential uses on Parcel 35 (without increasing DRI entitlements as entitlements may be attained through LUEM);
- 3) Realign Port Harbour Parkway Extension through Parcel 35 to Upper Manatee River Road and corresponding "update of notes";
- 4) Specify the amount and types of development that may be authorized on Parcel 35;
- 5) Update Wetland information shown on Map H and modify provisions related to wetland buffers and impacts for Parcel 35;
- 6) Other minor updates, previously granted legislative extensions, terminology changes, and revisions to reflect consistency with prior approved changes and/or the LDA;

Providing for development approval, conditions, and obligations; providing for severability; and providing an effective date.

The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road, approximately one mile north of S.R. 64 (2,784.7± acres) (Manatee County). Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Evers Reservoir Watershed Protection/Special Treatment) Overlays.

The Heritage Harbour DRI is approved in two phases for 788,837 square feet of commercial retail space, 170,000 square feet of office space, 200 hotel rooms, 600 beds for ALF, 5,000 residential units (multi-family/single-family attached, single-family detached, single-family semi-detached), 45-Hole Golf Course and 41.2 Acre Park.

**PDMU-98-08(G)(R7) - HERITAGE HARBOUR (FKA. HERITAGE SOUND) -**

**DTS20150173, MEPS435**  
An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending, consolidating and restating Ordinance PDMU-98-08(G)(R6), to amend the General Development Plan to:  
1) Add a Land Use Equivalency Matrix (LUEM) applicable only to Parcel 35; 2) Add Commercial, Retail, Multi-family and Assisted Living Facility (ALF) as potential uses on Parcel 35 (without increasing DRI entitlements); 3) Show a numerical range of dwelling units for Parcel 35; 4) Realign Port Harbour Parkway extension through Parcel 35 to Upper Manatee River Road and corresponding "update of notes"; 5) Specify the amount and types of development that may be authorized on Parcel 35, including recreational and open space requirements; 6) Provide flexibility in the separation between multi-family buildings and single-family development parcels; 7) Change the front yard setback

for Parcel 35 from 25'/20' to 20'/15' to be consistent with residential development in the project; 8) Remove the requirement for a 30' buffer along the southern boundary of Parcel 35; 9) Remove the requirement for a noise mitigation study for Parcel 35; 10) Update wetland information shown on General Development Plan and modify provisions related to wetland buffers and impacts for Parcel 35; and 11) Other minor updates, terminology change, and corrections to reflect previously approved changes and to provide consistency with other approved documents; subject to stipulations as conditions of approval; providing a legal description; providing for severability and an effective date.

The Heritage Harbour DRI is generally located at the intersection of I-75 and SR 64, south of the Manatee River, and west of Upper Manatee River Road (2,784.7± acres)

approximately one mile north of S.R. 64, (Manatee County). Present zoning is PDMU/WP-E/ST (Planned Development Mixed Use/Evers Reservoir Watershed Protection/Special Treatment) Overlays.

**PDR-04-39(G)(R2) - THE CONCESSION GOLF CLUB HELISTOP - DTS# 20150075 MEPS #222**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, approving a revised Zoning Ordinance and General Development Plan to: a) designate Tract 801 (owned by The Concessions) as recreation; and b) allow a private helistop as an accessory use to serve the golf course use, and delete stipulation #30 which prohibits a helipad at the golf course property (506.35± acres). The private helistop is approximately 100 feet northeast of the existing clubhouse in the PDR/WP-E/ST (Planned Development Residential/Evers Reservoir Watershed Protection/Special Treatment) zoning district. The Concession Golf Club is on the south side of S.R 70, east of Lorraine Road and west of Panther Ridge Subdivision, which is commonly known as 7700 Lindrick Lane, Bradenton (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing for severability; providing a legal description, and providing an effective date.

**ORD-16-25 - GATEWAY NORTH DRI #21 (AKA: ARTISAN LAKES)**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, rendering an amended and restated Development Order pursuant to Chapter 380, Florida Statutes, for the Gateway North Development of Regional Impact (Ordinance 10-44) (Manatee County DRI #21); A/K/A Tampa Bay Regional Planning Council (TBRPC) DRI #218; approving a Notice of Proposed Change (NOPC) to reflect previously granted legislative extensions, and provide an updated proportionate share calculation for Phase 1; make the necessary amendments to Map H and the Development Order to reflect these changes and any other revisions deemed necessary or appropriate during the public hearing process; providing for severability; and providing for an effective date.

The Gateway North DRI is northwest of the intersection of I-75 and Moccasin Wallow Road, (Manatee County). The present zoning is PDMU (Planned Development Mixed Use) (1,039.2 ± acres).

**PDMU-91-01(G)(R6) - GATEWAY NORTH (AKA: ARTISAN LAKES) - DTS20140043**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating Ordinance PDMU-91-01(G)(R5) to amend the General

Development Plan to provide an updated proportionate share calculation for Phase 1; reflect previously granted legislative extensions; modify conditions to reflect new standard language and delete language no longer applicable; and any other revisions deemed necessary or appropriate during the public hearing process; subject to stipulations as conditions of approval; providing for severability, and providing an effective date.

Gateway North is northwest of the intersection of I-75 and Moccasin Wallow Road, (Manatee County). Present zoning is PDMU (Planned Development Mixed Use) (1,039.2± acres).

**PDMU-15-14(Z)(P) - 301 OXFORD LLP / 301 OXFORD - DTS20150267**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the official zoning atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 19.49 acres at the southwest corner of U.S. 301 and Oxford Road, east of Chin Road, and commonly known as 5111 Oxford Road, Parrish (Manatee County) from PDC/NCO (Planned Development Commercial/North Central Overlay) to the PDMU/NCO (Planned Development Mixed Use/North Central Overlay) zoning district, retaining the North Central Overlay; approving a Preliminary Site Plan for 22,500 square feet of office, commercial, and retail uses and 188 multi-family residential uses; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Interested parties may examine the proposed Ordinance and related documents and may obtain assistance regarding this matter from the Manatee

County Building and Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 748-4501 x6878; e-mail to: [planning.agenda@mymanatee.org](mailto:planning.agenda@mymanatee.org)

According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at said Public Hearing will need a record of the proceedings, and for such purposes he may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

Americans with Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the ADA, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds, or FAX 745-3790.

**THIS HEARING MAY BE CONTINUED FROM TIME TO TIME PENDING ADJOURNMENTS.**

**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS**  
Manatee County Building and Development Services Department  
Manatee County, Florida  
04/20/16